

**CALENDAR ITEM
C39**

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10/16/15
PRC 4244.1
W. Hall

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AMENDMENT OF LEASE

LESSEE:

Steamboat Landing, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 12414 State Highway 160, near the town of Courtland, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered floating accommodation dock, gangway, two two-pile dolphins, two pilings, and the reconstruction of an uncovered floating guest dock with connecting walkway attached to two existing two-pile dolphins and one existing piling.

LEASE TERM:

10 years, beginning February 26, 2014.

CONSIDERATION:

\$1,450 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

PROPOSED AMENDMENT:

Amend the lease to extend the deadline for the reconstruction of the uncovered floating guest dock and walkway. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On June 19, 2014, the Commission authorized a 10-year General Lease – Recreational Use with Steamboat Landing, LLC, for the continued use and maintenance of an existing uncovered floating accommodation dock, gangway, two two-pile dolphins, two pilings, and the reconstruction of an uncovered floating guest dock with connecting walkway attached to two

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existing two-pile dolphins and one existing piling. The deadline to reconstruct the uncovered floating guest dock with connecting walkway is October 31, 2015.

3. The Lessee has encountered unanticipated delays in the project and is now applying to amend the lease to extend the deadline for the reconstruction of the uncovered floating guest dock and walkway. The Lessee proposed new deadline is March 28, 2019, to coincide with the expiration date of the U.S. Army Corps of Engineers permit. Extending the deadline will not conflict with any approved work windows to protect sensitive species. As such, staff recommends the Commission authorize the extension through an amendment to the lease.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

APPROVALS OBTAINED

U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize the amendment of Lease No. PRC 4244.1, a General Lease – Recreational Use, effective June 19, 2014, to extend the deadline for the reconstruction of the uncovered floating guest dock and walkway to March 28, 2019; as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; all other terms and conditions of the lease shall remain in effect without amendment.

EXHIBIT A

PRC 4244.1

LAND DESCRIPTION

A parcel of tide and submerged land lying in the bed of the Sacramento River, adjacent to Lot 1 of fractional Section 8, Township 5 North, Range 4 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1871, County of Sacramento, State of California, described as follows:

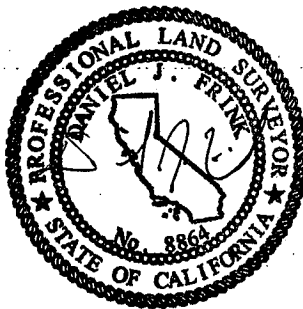
BEGINNING at a point on the westerly bank of the Sacramento River, as described in Quitclaim Deed recorded in Book 20080911 Page 0420, on September 11, 2008, Official Records of said County, said point lying distant N 26°58' W 28.82 feet from the southeasterly terminus of that course described as N 26°58" W 556.50 feet in said Quitclaim Deed; thence leaving said westerly bank the following five (5) courses:

- 1) East 105.00 feet;
- 2) South 275.00 feet;
- 3) West 150.00 feet;
- 4) North 275.00 feet;
- 5) East 45.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the right bank of the Sacramento River.

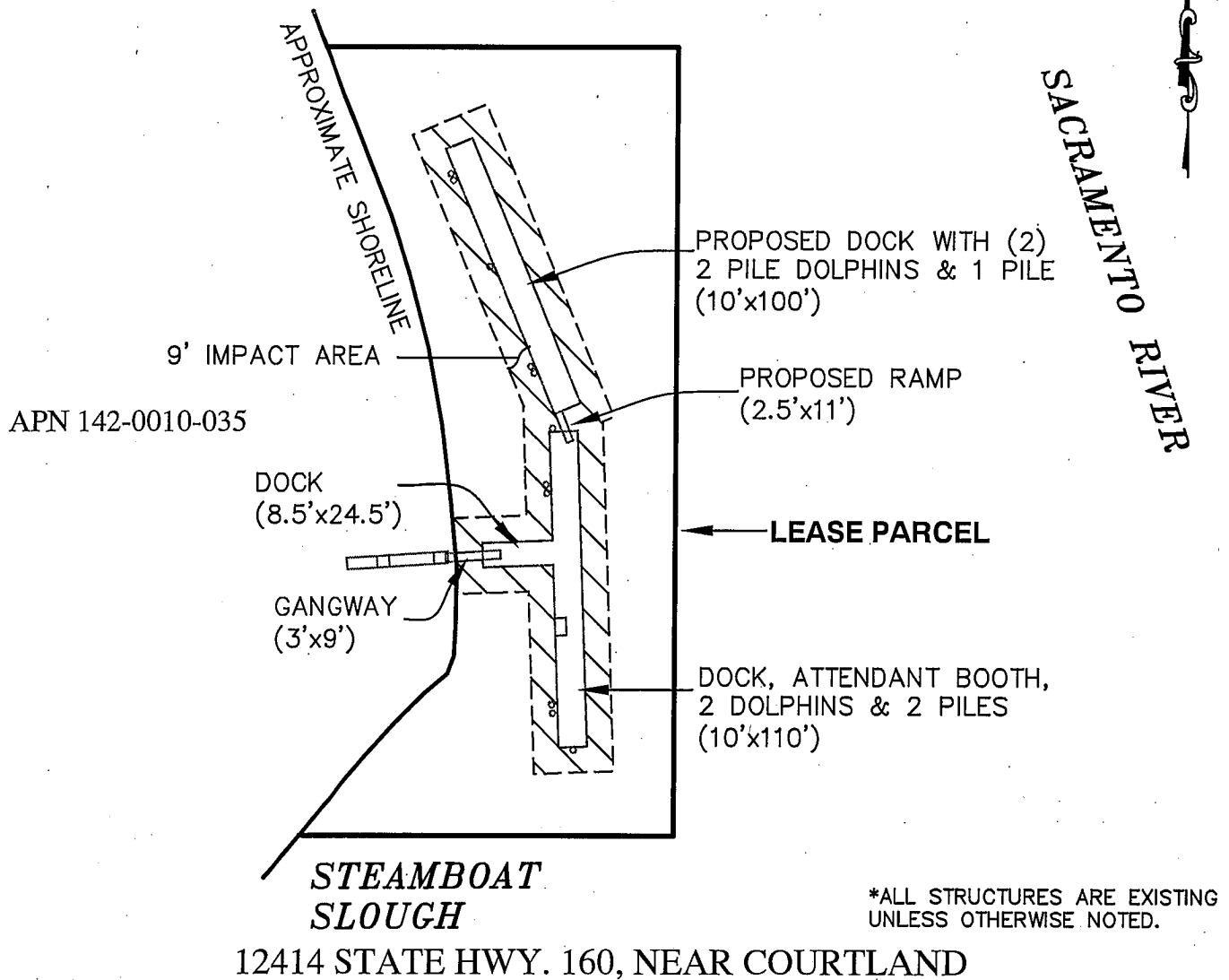
END OF DESCRIPTION

Prepared 05/08/2014 by the California State Lands Commission Boundary Unit.



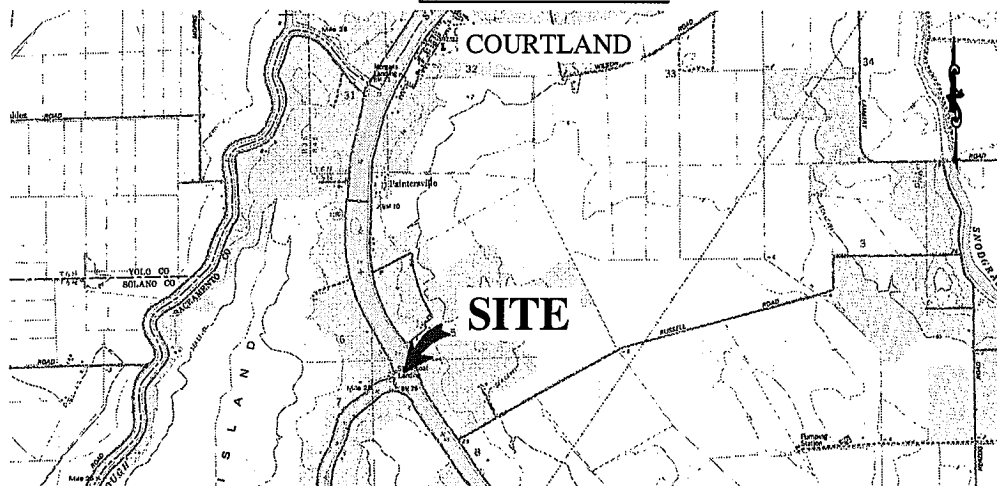
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 4244.1
STEAMBOAT LANDING, LLC
APN 142-0010-035
GENERAL LEASE -
RECREATIONAL USE
SACRAMENTO COUNTY



DJF 06/06/2014